



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

TR070647

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 070647
Environmental Assessment No. 200800072

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Bonita Real Estate Investments LLC
(Hayk Martirosian, agent)

MAP/EXHIBIT DATE:

7/15/14

SCM REPORT DATE:

8/14/14

SCM DATE:

None

(Reports Only)

PROJECT OVERVIEW

A 16-unit residential condominium development. Existing on the site are three houses, a duplex, and a detached garage all proposed to be demolished.

Subdivision: To create one multi-family lot with 16 attached condominium units in one building.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☐

2nd Revision: ☐

Additional Revisions (requires a fee): ☒ 3rd

LOCATION

2340-2346 and 2348 Montrose Avenue, La Crescenta

ACCESS

Montrose Avenue

ASSESSORS PARCEL NUMBER(S)

5807-006-132

SITE AREA

0.76 gross (0.57 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

SUP DISTRICT

5th

LAND USE DESIGNATION

3 (Medium Density Residential . 12 to 22 Dwelling Units
Per Gross Acre)

ZONE

R-3 (Limited Multiple
Residence)

CSD

La Crescenta-Montrose

PROPOSED UNITS (DU)

16

MAX DENSITY/UNITS (DU)

16

GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

1,360 cut, 320 fill, 1,680 combined

1,040 export; no offsite grading

ENVIRONMENTAL DETERMINATION (CEQA)

The environmental review completed in 2008 must be updated. On hold pending submittal of a map revision and any additional information required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	See dept.	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	See dept.	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	See dept.	Clement Lau (213) 351-5120 clau@parks.lacounty.gov

Public Health

See dept.

Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Reschedule for Subdivision Committee Meeting: ☐

Exhibit Map/Exhibit A+ Revision Required: ☐

Reschedule for Subdivision Committee Reports Only: ☒

Revised Application Required: ☐

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Tentative Map:

Clear ☐ Hold ☒

1. Reduce height of tower-like structures that exceed the 35qheight limit as depicted on the elevations.
2. Label the guest parking stalls.

Environmental Determination:

Clear ☐ Hold ☒

3. Additional and/or updated reports may be required.

Administrative/Other:

Clear ☐ Hold ☒

4. No building permit has been issued for the apartment plot plan approved on 7-29-13.
5. Submit a revised (amended) site plan review for the structures that shows the 35qheight compliance.
6. Future General Plan land use designation will be H30 (up to 30 DU per acre).
7. Recommend contacting the LA Crescenta Town Council.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.